

**ORDINANCE NO. 010125-14**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**THREE TRACTS OF LAND COMPRISED OF LOTS 8 AND 9, BLOCK "A", M & S SUBDIVISION, FROM RURAL RESIDENCE (RR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT ONE, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACTS 2 AND 3, LOCALLY KNOWN AS 10505 R.R. HIGHWAY 620 NORTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-00-2122, as follows:

Tract One: From rural residence (RR) to commercial-liquor sales-conditional overlay (CS-1-CO) combining district.

7000 square foot tract of land, more or less, out of Lot 9, M & S Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tracts Two and Three: From rural residence (RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

Lots 8 and 9 (SAVE and EXCEPT the 7000 square foot tract described in Exhibit "A"), Block "A", M & S Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Page 350, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 10505 R.R. Highway 620 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A structure or portion of a structure may not be constructed within ten feet of the east property line.
2. Exterior lighting shall be hooded or shielded.
3. A ten foot wide vegetative buffer shall be provided and maintained along the east property line.
4. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day for Lot 9 and 3,223 trips per day for Lot 8.
5. The following use is prohibited on Tract One: Cocktail lounge

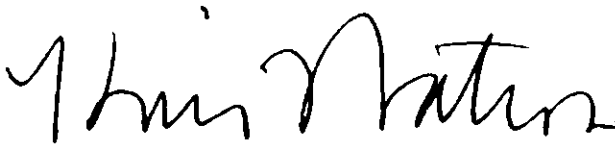
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on February 5, 2001.

**PASSED AND APPROVED**

January 25, 2001

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Kirk Watson  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

"EXHIBIT A"  
FOR ZONING CHANGE

FIELD NOTES DESCRIBING 7000 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF A PORTION OF LOT 9, OF M & S SUBDIVISION A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 98, PAGE 351, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 9, of the above referenced subdivision same being the southeast corner of Peach Lutheran Church recorded in Volume 8654, Page 244, Deed Records of said county;

THENCE along the north line of Lot 9, and the south line of said Peace Lutheran Church, North 61°46'20" West, 7.30 feet to a point;

THENCE through said Lot 9, South 25°53'50" West, 4.90 feet to a point for the beginning of this description and the northeast corner hereof;

THENCE South 25°53'50" West, 90.29 feet to a point for the southeast corner hereof;

THENCE North 64°06'10" West, 57.50 feet to a point for interior corner;

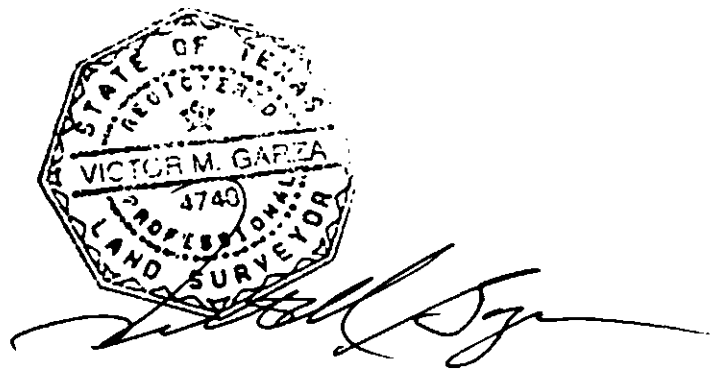
THENCE North 25°53'50" East, 30.00 feet to a point for corner;

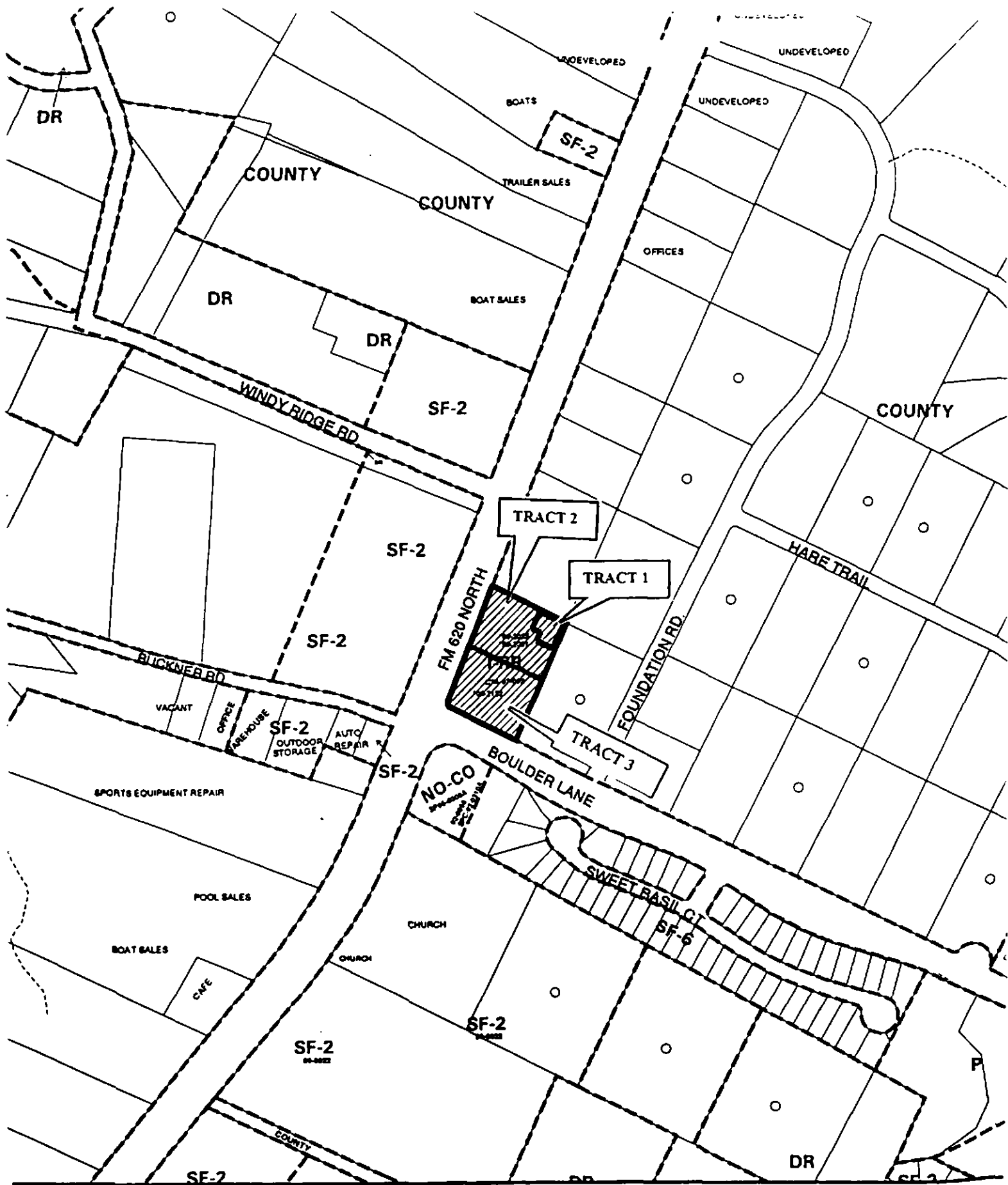
THENCE North 64°06'10" West, 30.00 feet to a point for corner;




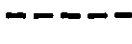
THENCE North 25°53'50" East, 60.29 feet to a point for the northwest corner hereof;

THENCE South 64°06'10" East, 87.50 feet to the PLACE OF BEGINNING and containing 7000 square feet of land more or less.

B0503800  
6/14/00





  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: K.LARSEN  
 1" = 400'

**CASE #: C14-00-2122**  
 ADDRESS: 10505-10801 FM 620  
 NORTH  
 SUBJECT AREA (acres): 2.505

**ZONING EXHIBIT B**  
 DATE: 00-08  
 INTLS: TRC

CITY GRID  
 REFERENCE  
 NUMBER  
 E37